

LAKE COUNTY BOARD OF COUNTY COMMISSIONERS

April 24, 2007

AGENDA

The Lake County Zoning Board held a public hearing and its Election of Officers at 9:00 a.m., on Wednesday, April 4, 2007, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans.

The recommendations of the Zoning Board will be transmitted to the Board of County Commissioners for their Public Hearing to be held at **9:00 a.m., or soon thereafter, on Tuesday, April 24, 2007**, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS MEMBERS:

Ms. Jennifer Hill, Vice-chairman	District 1
Ms. Elaine Renick	District 2
Ms. Debbie Stivender	District 3
Ms. Linda Stewart	District 4
Mr. Welton G. Cadwell, Chairman	District 5

ZONING BOARD MEMBERS

Mr. Timothy Morris, Vice-Chairman	District 1
Mr. Scott Blankenship	District 2
Mr. James Gardner, Secretary	District 3
Ms. Phyllis Patten	District 4
Mr. Paul Bryan, Chairman	District 5
Mr. Larry Metz, School Board Representative	
Mr. Mark Wells, At-Large Representative	
Mr. John Childers, Ex-Officio, Non-Voting Military Representative	

COUNTY REPRESENTATIVES

Ms. Cindy Hall, County Manager
Mr. Sanford A. Minkoff, County Attorney
Ms. Melanie Marsh, Deputy County Attorney
Ms. LeChea Parson, Assistant County Attorney

GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Ms. Carol Stricklin, AICP, Director, Department of Growth Management
Ms. Amye King, AICP, Deputy Director, Department of Growth Management /
Mr. R. Wayne Bennett, AICP, Planning Director, Planning & Community Design
Mr. Brian Sheahan, Chief Planner, Division of Planning & Community Design
Mr. Alfredo Massa, Chief Planner, Division of Planning & Community Design
Mr. Rick Hartenstein, Senior Planner, Division of Planning & Community Design
Ms. Stacy Allen, Senior Planner, Division of Planning & Community Design
Ms. Karen Ginsberg, Senior Planner, Division of Planning & Community Design
Mr. Ryan Guffey, Senior Planner, Division of Planning & Community Design
Ms. Karen Rosick, Planner, Division of Planning & Community Design
Ms. Denna Levan, Associate Planner, Division of Planning & Community Design
Ms. Mary Harris, Associate Planner, Division of Planning & Community Design
Ms. Sherie Ross, Public Hearing Coordinator, Division of Planning & Community Design

LAKE COUNTY ZONING BOARD
April 4, 2007
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
April 24, 2007

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO
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CONSENT AGENDA:

The Consent Agenda contains items which are recommended for approval and which are not controversial. The Zoning Board / BCC will adopt the entire consent agenda in one motion if no one from the Board or audience has questions, concerns or objections. An item may be removed from the Consent Agenda for a full public hearing at the request of any Commissioner, staff member or member of the public.

REGULAR AGENDA – OPEN FOR DISCUSSION:

PH#17-07-5	Wesley D. Scovanner, et al Greg Beliveau, LPG Urban & Regional Planners	1	#24-07-CFD Staff Continuance to Zoning Board / June 6
PH#42-05-3	M.L. and Jonnette Spikes	2	#54-06-CP
PH#12-07-2	Heart House Ministries E. W. Griffith	3	#18-07-CFD
PH#10-07-3	Ely Frank Symphorien Church Iglesia Refugio de Amor	4	#16-07-CFD Staff 30-day continuance
PH#9-07-4	Jack Cassell / Big Canoe of Swatara Leslie Campione	5	#13-07-PUD/AMD

TRACKING NO.: #24-07-CFD

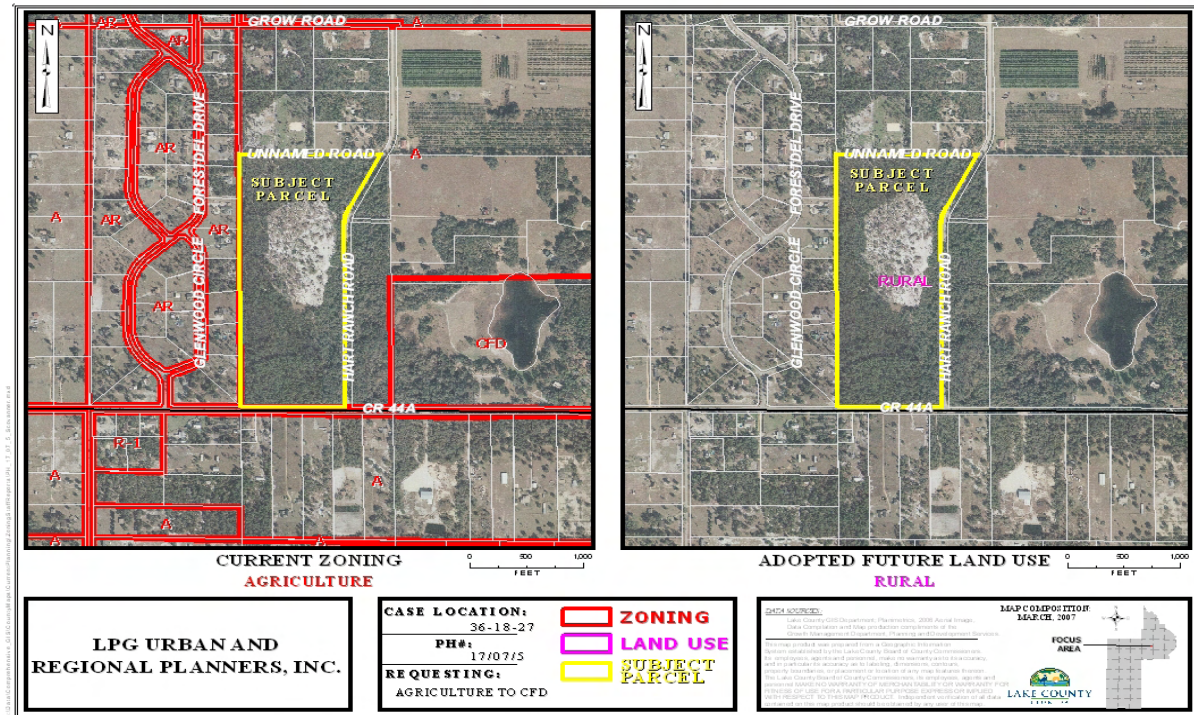
CASE NO: PH#17-07-5

AGENDA NO: #1

OWNER: Wesley D. Scovanner, et al

REPRESENTATIVE: Greg Beliveau, AICP, LPG Urban & Regional Planners

GENERAL LOCATION: Eustis area – Property lying at the NW corner of Hart Ranch Road and CR 44A.



APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to CFD (Community Facility District) to allow for the construction of a seminary used in conjunction with a training facility.

SIZE OF PARCEL: 57.11+/acres

FUTURE LAND USE: Rural

STAFF'S RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Approval (4-1), as conditioned: (1) The Development shall be consistent with the conceptual site plan provided; (2) Eighty percent of contiguous open space shall be provided on the site. (3)The Development shall be limited to 22,000 square feet of building space; (4) Dark sky lighting shall be utilized; (5) there shall be no overnight guests except for the caretaker's residence.

4/17/07: Staff recommends continuance for re-hearing before the Zoning Board, due to significant changes being requested by the applicant in a letter dated April 16, 2007.

TRACKING NO.: #54-06-CP

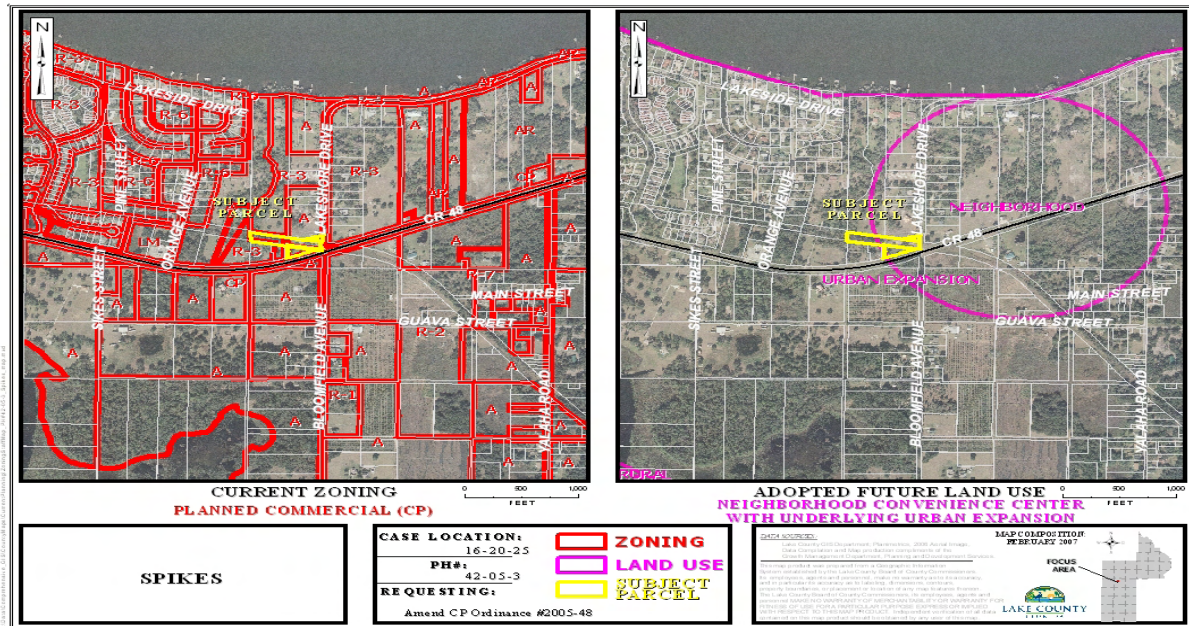
CASE NO: PH#42-05-3

AGENDA NO: #2

OWNER: M.L. and Jonnette Spikes

APPLICANTS: Lake County

GENERAL LOCATION: Yalaha area – Property lying N of CR 48 and W of Lakeshore Drive.



STAFF INITIATED REQUEST: On January 31, 2007, staff discovered an error in the legal description recorded as "Exhibit A" in Ordinance #2005-48. Staff is initiating an amendment to this Ordinance to correct the legal description.

SIZE OF PARCEL: 2.66 +/-acres

FUTURE LAND USE: Neighborhood Convenience Center w/Urban Expansion

STAFF'S RECOMMENDATION: Approval to correct legal description recorded in Ordinance #2005-48

ZONING BOARD RECOMMENDATION: Approval (6-0)

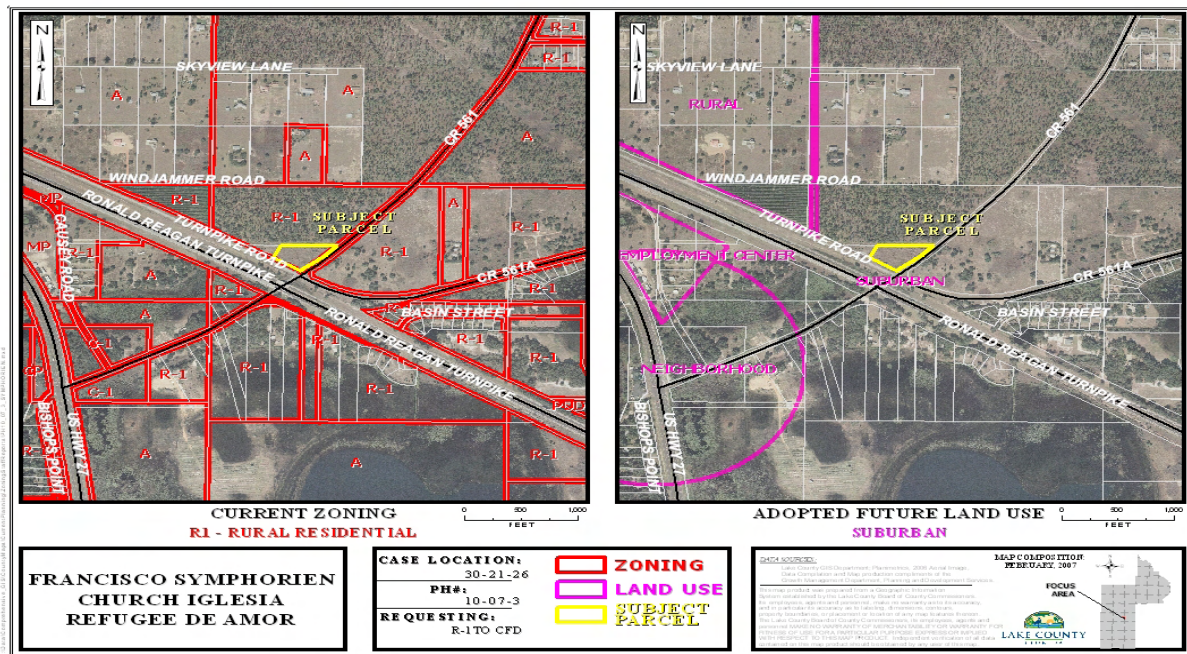
TRACKING NO.: #16-07-CFD

CASE NO: PH#10-07-3

AGENDA NO: #4

OWNER: Ely Frank Symphorien
APPLICANT: Church Iglesia Refugio de Amor

GENERAL LOCATION: Property is lying N between the Florida Turnpike and CR 561



APPLICANT'S REQUEST: A request to rezone from R-1 (Rural Residential) to CFD (Community Facility District) for future construction of a church and associated uses. (2.5 +/- acres)

SIZE OF PARCEL: 2.5 +/- acres

FUTURE LAND USE: Urban Expansion

STAFF'S RECOMMENDATION: Approval with conditions

ZONING BOARD RECOMMENDATION: Approval (5-1) to CFD

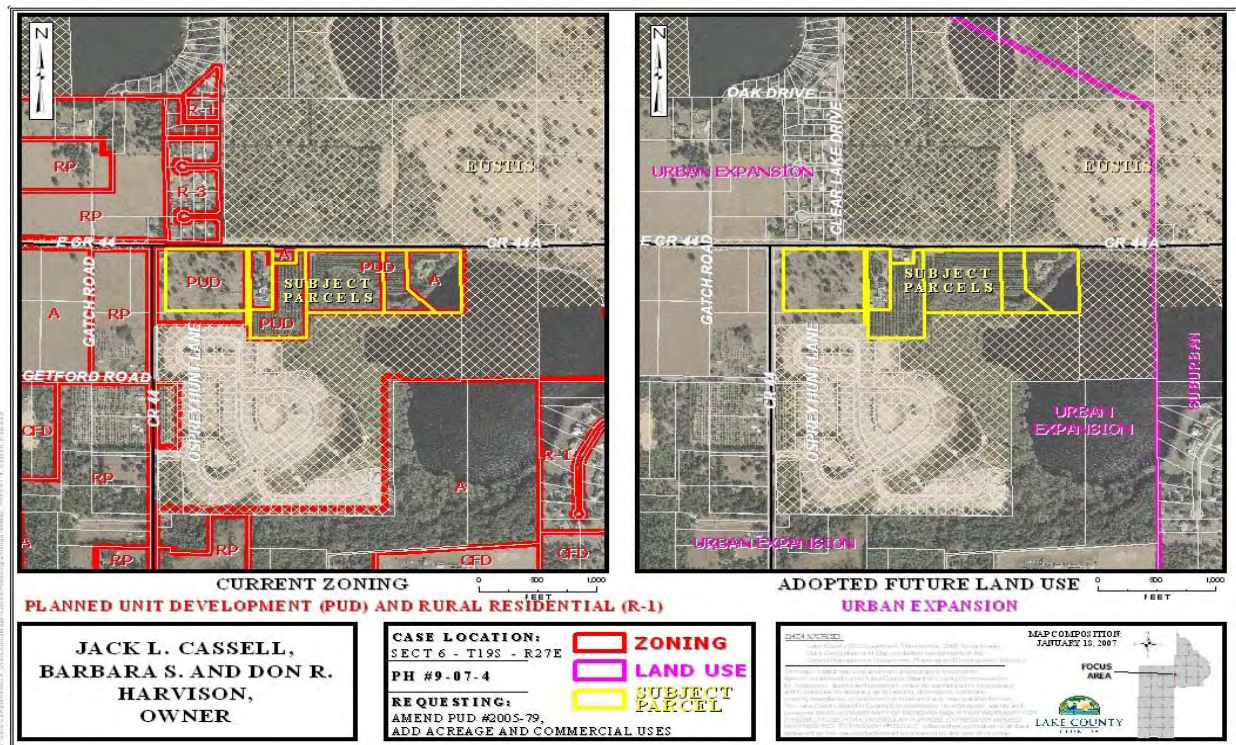
TRACKING NO.: #13-07-PUD/AMD

CASE NO: PH#9-07-4

AGENDA NO: #5

OWNER: Jack Cassell / Big Canoe of Swatara
REPRESENTATIVE: Leslie Campione

GENERAL LOCATION: Eustis area – Property lying at the SE'y cor of the intersections of CR 44 and CR 44A.



APPLICANT'S REQUEST: A request for an amendment to the existing PUD Ordinance #2005-79 to incorporate & rezone a 5-acre parcel from A (Agriculture) to PUD, to allow for a maximum of 20-single-family detached homes, commercial uses with 15 multi-family units above the commercial development (i.e. specialty retail, garden shops, convenience retail (no gas pumps), restaurants (no drive-thru) and professional offices; and also to clarify that the existing home on the property be recognized as "Tract D" and is part of the PUD.

SIZE OF PARCEL: 39.77 +/-acres

FUTURE LAND USE: Urban Expansion

STAFF'S RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: (2/7/07) Approval (5-0) to add 5.93 acres from A to PUD; and add multi-family and commercial uses